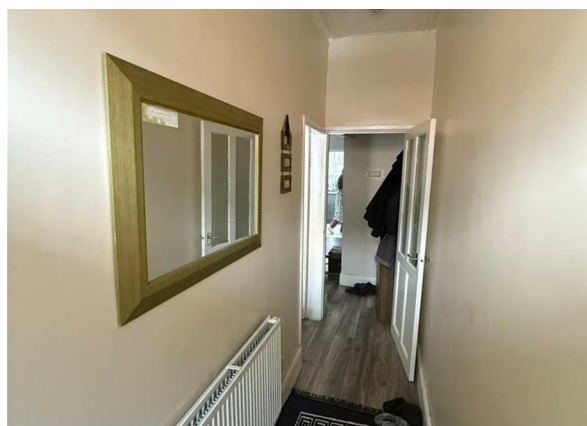


**Brook Avenue, Manchester, M19 3DQ**

**Price Guide £244,950**

**Council Tax Band:**





Nestled on the charming Brook Avenue in Manchester, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 926 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

The property features a modern bathroom and a newly fitted kitchen, ensuring that you have all the contemporary amenities you need while retaining the character of a home built in 1900. The layout is practical and welcoming, making it easy to envision your life here.

Location is key, and this home does not disappoint. Situated close to the A6, it provides easy access to both Manchester and Stockport, making commuting a breeze. Levenshulme train station is also nearby, offering further transport options for those who travel regularly. Families will appreciate the proximity to both primary and high schools, ensuring that educational needs are well catered for.

For those who enjoy the outdoors, there are several parks in the vicinity, perfect for leisurely strolls or family outings. This property is not just a house; it is a wonderful opportunity to create a home in a vibrant community. Whether you are a first-time buyer or looking to invest, this charming residence on Brook Avenue is well worth a visit.



Open House South East Manchester



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	